

**REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS
OF SAN BERNARDINO COUNTY, CALIFORNIA
AND RECORD OF ACTION**

42

November 23, 2004

FROM: **DAVID H. SLAUGHTER**, Director
Real Estate Services Department

LEYDEN HAHN, Director
Information Services Department

SUBJECT: LEASE AMENDMENT WITH VERIZON CALIFORNIA, INC.

RECOMMENDATION: Approve Amendment No. 3 to Lease Agreement No. 93-125 to extend the term through February 28, 2010 for the lease of 400 square feet of County owned land at Onyx Peak in the Big Bear area to Verizon California, Inc. (Verizon) for total revenue in the amount of \$17,500. (Four votes required)

BACKGROUND INFORMATION: On March 1, 1993, the Board approved a five-year lease agreement (No. 93-125) with two five-year options to extend for 400 square feet of County owned land for a microwave reflector at Onyx Peak in the Big Bear area to serve the Boys and Girls Club of Pasadena's Grace Valley Ranch (Ranch). The Ranch provides their lodging facility for the emergency response units who serve that area. The original term of the lease was from March 1, 1993 through February 28, 1998. In the eleven years since the lease was originally approved, the Board has approved two amendments, which are summarized below:

<u>Amend. No.</u>	<u>Approval date</u>	<u>Action</u>
1	March 19, 1996	<ul style="list-style-type: none">• Extended the term two years to February 29, 2000• Increased the annual rent from \$1,000 to \$2,200• Revised the Use paragraph in the lease to allow the microwave reflector to also serve the residents in the area and the U.S. Forest Services Heart Bar Fire Station
2	October 24, 2000	<ul style="list-style-type: none">• Extended the term five years to February 28, 2005• Reflected a change of ownership to Verizon California, Inc.• Increased the annual rent from \$2,200 to \$3,000

On March 3, 2004, written notice was received from Verizon exercising its first five-year option to extend the term. The lease agreement is summarized as follows:

Lessee: Verizon California, Inc.
 (Jim Tousignant, Manager)

Location: Onyx Peak in the Big Bear area

Page 1 of 2

Record of Action of the Board of Supervisors

42

**BOARD OF SUPERVISORS
LEASE AMENDMENT WITH VERIZON CALIFORNIA, INC.
November 23, 2004
Page Two of Two**

Term: Five years commencing March 1, 2005

Options: One five-year option to extend the term

Annual rent: \$3,500

Annual increases: None

Improvement costs: None

Custodial: None

Maintenance: Provided by Lessee

Utilities: Provided by Lessee

Right to terminate: In the event the premises are used for any purpose which constitutes a nuisance, this lease may be terminated by the County unless tenant shall abate such nuisance within 30 days after County has served Tenant written notice requiring such abatement.

REVIEW AND APPROVAL BY OTHERS: This item has been reviewed by County Counsel (Fiona Luke, Deputy County Counsel, 387-5474) on October 4, 2004; ISD (David Seidel, Chief of Network Services, 387-3300) on November 4, 2004; and the County Administrative Office [Daniel R. Kopp (387-3828) and Tracy Lindsay (387-4659), Administrative Analysts] on November 12, 2004.

FINANCIAL IMPACT: The total revenue for this five-year extension will be \$17,500. ISD will receive annual revenue of \$3,500 commencing March 1, 2005.

COST REDUCTION REVIEW: The County Administrative Office has reviewed this agenda item, concurs with the department's and RESD's proposal, and recommends this action based on the continued need for communication services to the area.

SUPERVISORIAL DISTRICT: Third

PRESENTER: David H. Slaughter, Director, 387-7813

KK: 387-7822
bas: 387-7830